

SCALE: 1" = 1000'

# 67



C. A. Bolner  
& Associates, Inc.  
CONSULTING ENGINEERS



RECEIVED  
JAN 13 PM 2 52  
DEPT OF PLANNING  
CITY DIVISION



SCALE: 1"=200'

CROSS MOUNTAIN RANCH UNIT 1  
VOLUME 8900, PG 41-47

CROSS MOUNTAIN RANCH UNIT 4  
VOLUME 8911, PG 155-200

MATCH LINE

CROSS MOUNTAIN TRAIL

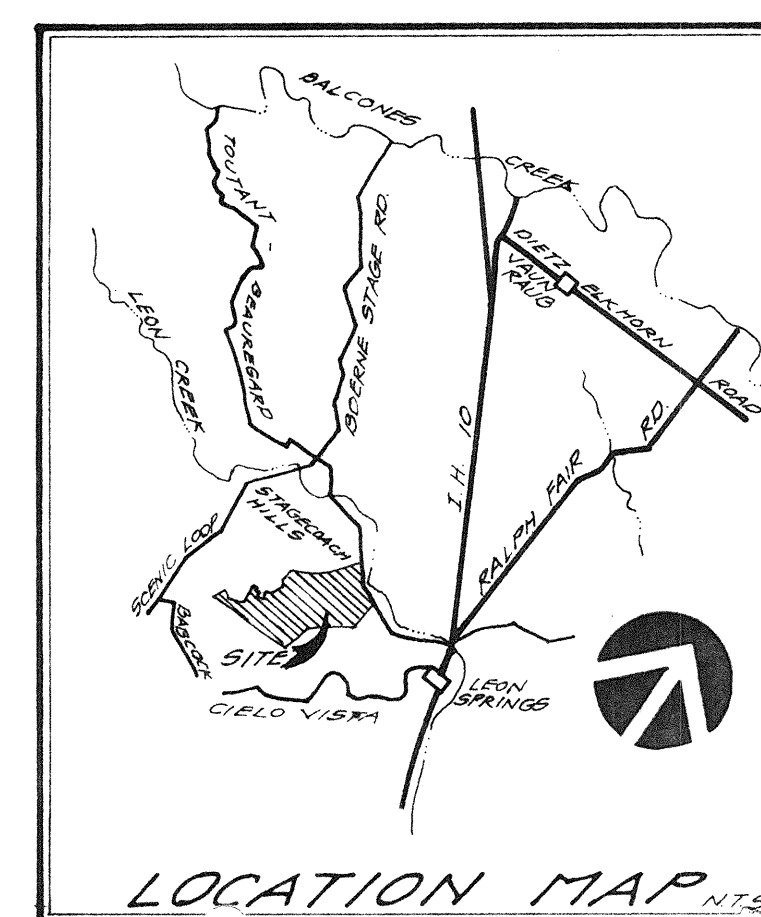
BOGARD STAGE ROAD

CIELO VISTA JOINT VENTURE  
VOLUME 8912, PG 602-606

SAUNDERS  
VOLUME 3453, PG 1587-1588  
C.B. 4731

BARBER  
VOLUME 2280, PG 857-858  
C.B. 4732

MORGAN  
VOLUME 6427, PG 243-247  
C.B. 4730



# WALNUT SPRINGS A 333 AC. MIXED USE DEVELOPMENT

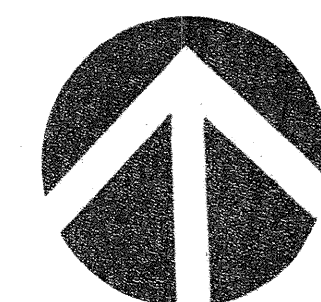
PRELIMINARY OVERALL AREA  
DEVELOPMENT PLAN

#67

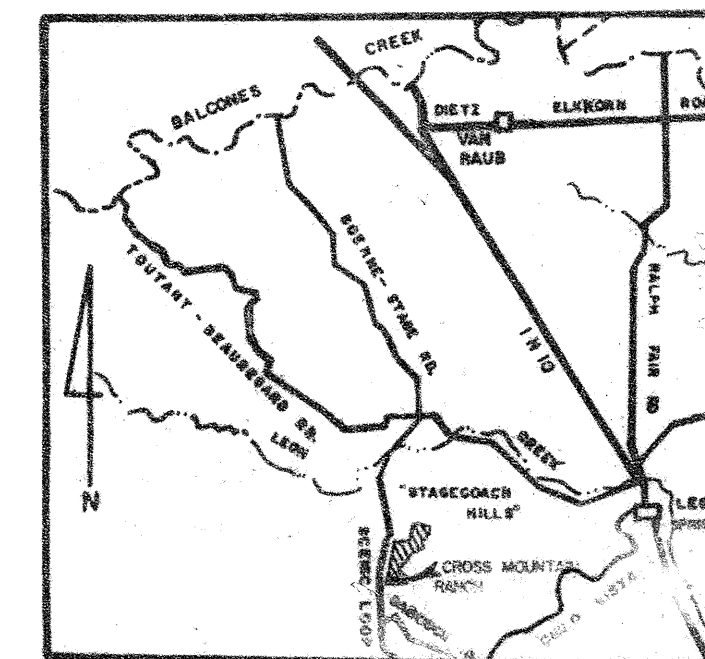


NOTES:

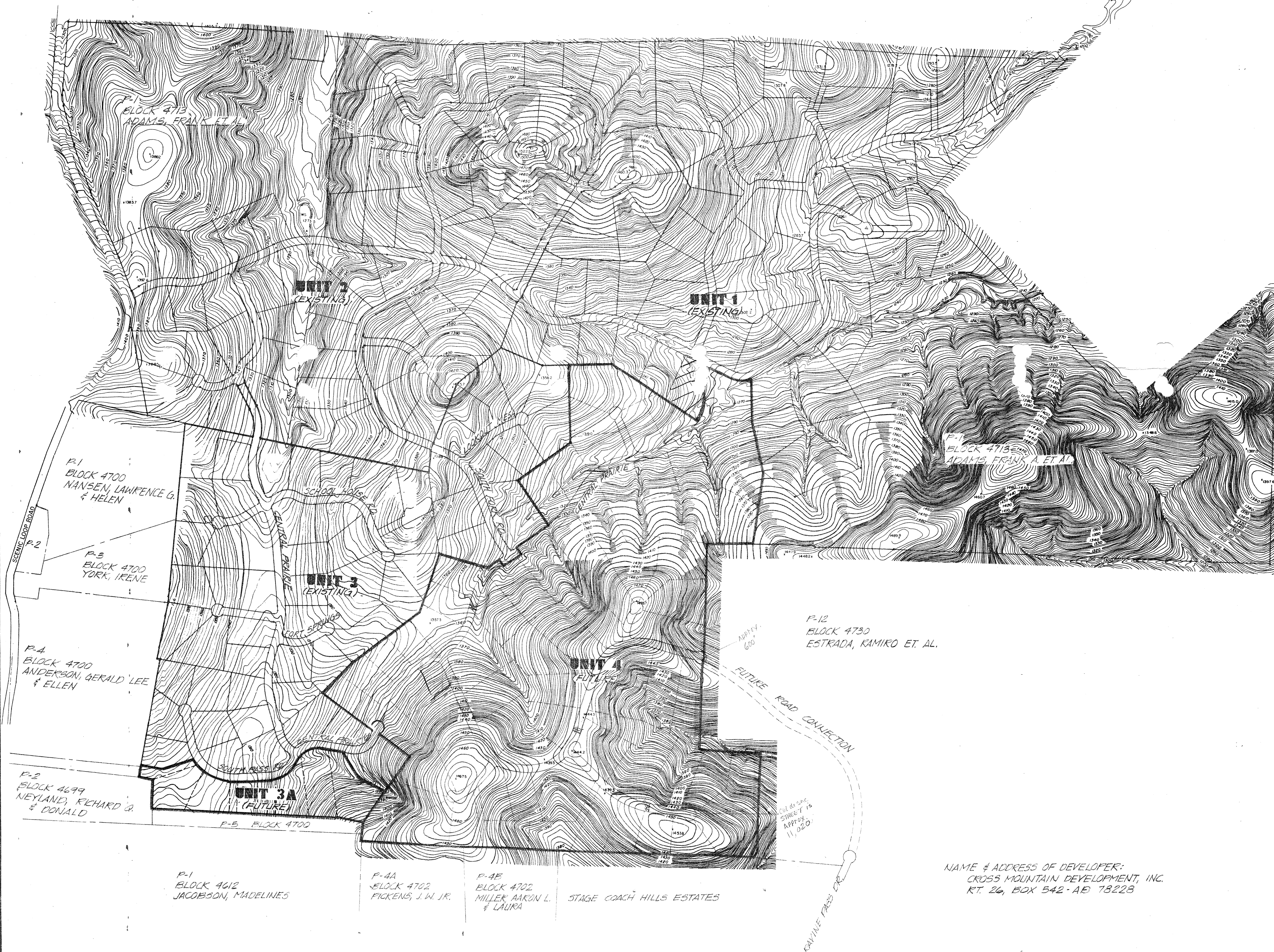
1. SEWAGE DISPOSAL BY SEPTIC TANK
2. SINGLE FAMILY RESIDENTIAL LAND USE (MIN. LOT SIZE 15 AC.)
3. NO EXISTING OR PROPOSED ZONING
4. WATER SUPPLY BY WATER WELL
5. CROSS MOUNTAIN RANCH IS NOT LOCATED IN 100 YEAR FLOOD PLAIN.
6. ANTICIPATED CONSTRUCTION TIME - MAY 1985.



SCALE: 1"=400'



VICINITY MAP



CROSS MOUNTAIN RANCH

PRELIMINARY  
OVERALL  
AREA  
DEVELOPMENT  
PLAN

NAME & ADDRESS OF DEVELOPER:  
CROSS MOUNTAIN DEVELOPMENT, INC.  
RT. 26, BOX 542-AD 78228

# 67



C. A. Bolner  
& Associates, Inc.  
CONSULTING ENGINEERS



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 83-10-66-40  
(To be assigned by the Planning Dept.)

CROSS MOUNTAIN RANCH  
P.O.A.D.P. NAME

CROSS MOUNTAIN RANCH, INC.  
NAME OF DEVELOPER/SUBDIVIDER

RT. 26, BOX 542-AB 78228  
ADDRESS

PHONE NO.

C.A. BOLNER  
NAME OF CONSULTANT

125 W. SUNSET 78209  
ADDRESS

828-0691  
PHONE NO.

GENERAL LOCATION OF SITE Along the east R.O.W. line of Scenic Loop Road, north of Babcock Road.

EXISTING ZONING (If Applicable) Single fam.

PROPOSED WATER SERVICE

- ☐ City Water Board  
☐ Other District \_\_\_\_\_  
Name  
☒ Water Wells

PROPOSED LAND USE

- ☒ Single Family  
☐ Duplex  
☐ Multi-Family  
☐ Business  
☐ Industrial

PROPOSED SEWER SERVICE

- ☐ City of San Antonio  
☐ Other System \_\_\_\_\_  
Name  
☒ Septic Tank(s)

DATE FILED \_\_\_\_\_

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE 4/1/85  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_

COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- \_\_\_\_\_ (a) perimeter property lines;  
\_\_\_\_\_ (b) name of the plan and the subdivisions;  
\_\_\_\_\_ (c) scale;  
\_\_\_\_\_ (d) proposed land use(s) by location and type;  
\_\_\_\_\_ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);  
\_\_\_\_\_ (f) the proposed source and type of sewage disposal and water supply;  
\_\_\_\_\_ (g) contour lines at no greater than ten (10) foot intervals;  
\_\_\_\_\_ (h) projected sequence of phasing;  
\_\_\_\_\_ (i) existing and/or proposed zoning classification(s);  
\_\_\_\_\_ (j) known ownership and proposed development of adjacent undeveloped land; and  
\_\_\_\_\_ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 83-10-66-40  
(To be assigned by the Planning Dept.)

CROSS MOUNTAIN RANCH

P.O.A.D.P. NAME

K.C.N. DEVELOPERS.

NAME OF DEVELOPER/SUBDIVIDER

RT. 8, BOX 8542 B. CITY.

ADDRESS

698-1702

PHONE NO.

C.A. BOLNER

NAME OF CONSULTANT

214 N.E. LOOP 410 #102

ADDRESS

349-3107

PHONE NO.

GENERAL LOCATION OF SITE Along the east R.O.W. line of Semic Loop Rd., north of its intersection with ~~Butt~~ Babcock Rd.

EXISTING ZONING (If Applicable) N/A. - O.C.C.

PROPOSED WATER SERVICE

( ) City Water Board

( ) Other District \_\_\_\_\_

Name

(☒) Water Wells

PROPOSED LAND USE

(☒) Single Family

( ) Duplex

( ) Multi-Family

( ) Business

( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio

( ) Other System \_\_\_\_\_

Name

(☒) Septic Tank(s)

DATE FILED Nov. 8, 1983

REVISIONS FILED \_\_\_\_\_

(if applicable)

DUE DATE OF RESPONSE Dec. 5, 1983

(within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_

(within 15 working days of receipt)

MARCH 9, 1985

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

- \_\_\_\_\_ (a) perimeter property lines;
- \_\_\_\_\_ (b) name of the plan and the subdivisions;
- \_\_\_\_\_ (c) scale;
- \_\_\_\_\_ (d) proposed land use(s) by location and type;
- \_\_\_\_\_ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
- \_\_\_\_\_ (f) the proposed source and type of sewage disposal and water supply;
- \_\_\_\_\_ (g) contour lines at no greater than ten (10) foot intervals;
- \_\_\_\_\_ (h) projected sequence of phasing;
- \_\_\_\_\_ (i) existing and/or proposed zoning classification(s);
- \_\_\_\_\_ (j) known ownership and proposed development of adjacent undeveloped land; and
- \_\_\_\_\_ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.





# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

April 1, 1985

Applicant: C.A. Bolner  
Address: 125 W. Sunset  
San Antonio, Texas 78209

☐ Preliminary Plan

Re: Cross Mountain Ranch ☒ P.O.A.D.P.

File #: 83-10-66-40

(Revised Nov. 9, 1983)

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ( ) is in general compliance with the Subdivision Regulations
- (X) lacks compliance with the Subdivision Regulations regarding:
- |  |                                   |
|--|-----------------------------------|
| ( ) Street layout                        | ( ) Low density lots              |
| ( ) Relation to adjoining street system  | fronting onto major thoroughfares |
| ( ) Stub streets                         | ( ) 24' alley(s)                  |
| ( ) Street jogs or intersections         | (X) <u>36-10R</u>                 |
| ( ) Dead-end streets                     | <u>Street Construction</u>        |
| (X) Cul-de-sac streets in excess of 500' |                                   |

( ) See annotations/comments on attached copy of your plan.

(X) Comments: The POADP is satisfactory and your proposed plat may be submitted for consideration. However, all citings to violations will be addressed with plat consideration by the Planning Commission.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal  
Planning Administrator  
Dept. of Planning





# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Date: November 7, 1983

Applicant: C.A. Bolner  
Address: 214 N.E. Loop 410 #102  
San Antonio, Texas

Cross Mountain ☐ Preliminary Plan  
Re: Ranch ☒ P.O.A.D.P.

File #: 83-10-66-40

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ meets the P.O.A.D.P. requirements

☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

<input type="checkbox"/> 36-20D(a)	<input type="checkbox"/> 36-20D(e)	<input type="checkbox"/> 36-20D(i)
<input type="checkbox"/> 36-20D(b)	<input type="checkbox"/> 36-20D(f)	<input type="checkbox"/> 36-20D(j)
<input type="checkbox"/> 36-20D(c)	<input type="checkbox"/> 36-20D(g)	<input type="checkbox"/> 36-20D(k)
<input type="checkbox"/> 36-20D(d)	<input type="checkbox"/> 36-20D(h)	<input type="checkbox"/> _____

☐ is in general compliance with the Subdivision Regulations

☒ lacks compliance with the Subdivision Regulations regarding:

<input type="checkbox"/> Street layout	<input type="checkbox"/> Low density lots
<input type="checkbox"/> Relation to adjoining street system	fronting onto major thoroughfares
<input type="checkbox"/> Stub streets	<input type="checkbox"/> 24' alley(s)
<input type="checkbox"/> Street jogs or intersections	<input checked="" type="checkbox"/> <u>Street construction</u>
<input type="checkbox"/> Dead-end streets	_____
<input checked="" type="checkbox"/> Cul-de-sac streets in excess of 500'	_____

☒ See annotations/comments on attached copy of your plan.

☐ Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Lucia Santamilla

AN EQUAL OPPORTUNITY EMPLOYER



March 14, 1985

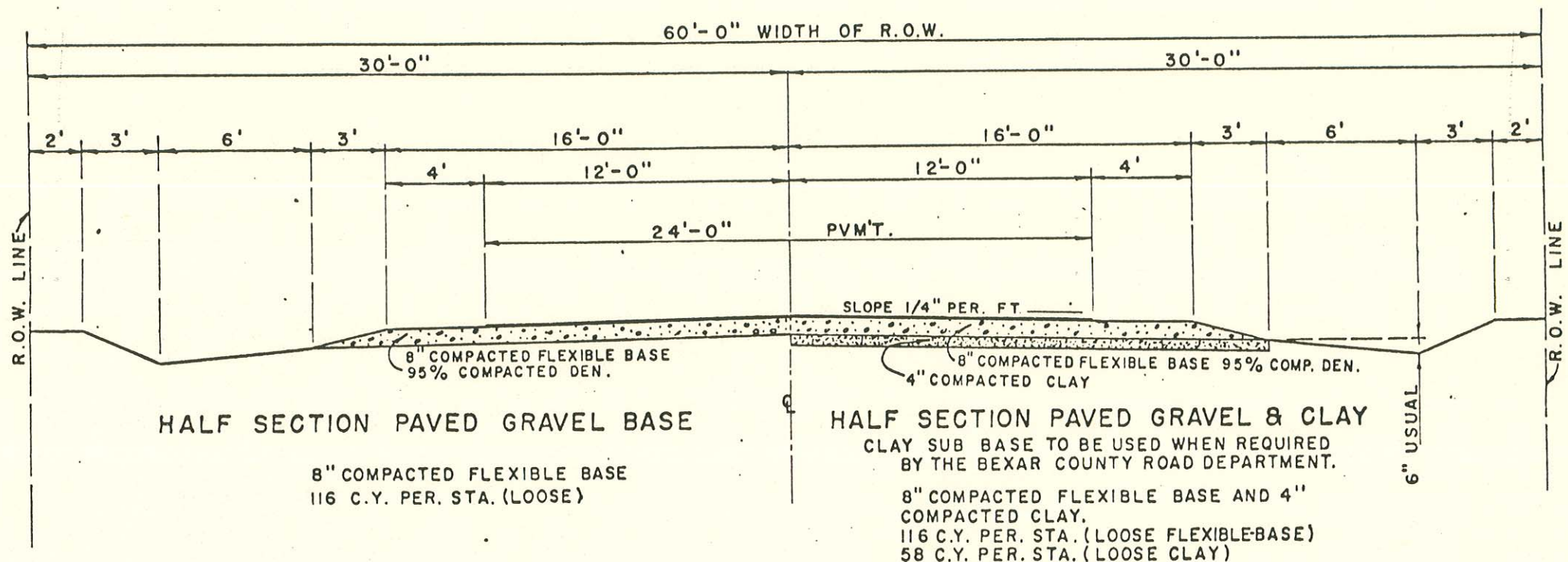
Planning Department  
City of San Antonio  
P.O. Box 9006  
San Antonio, Texas 78285

Re: Cross Mountain Ranch, Unit 4

Variance is requested to:

1. Section 36-10(G), Dead end streets, prohibiting dead end streets, except as short studs.
2. Section 36-10(H), Cul-de-sac Diameter, requiring a pavement diameter of 80 feet for a local street.
3. Section 36-10(M), Pavement Width and Right-of-Way Width, requiring a pavement width of 30 feet on a local street.
4. Section 36-10(N), Curbs, requiring curbs on any street section.
5. Section 36-10(R), Street Construction, requiring the standard cross section for a local street as shown in Exhibit "A" and "Street Grade" about 12%.
6. Section 36-13 (a) & (b) (3), Water supply and distribution.





**NOTE:**

IN SUBURBAN AREAS THE FINISHED CENTER LINE GRADE OF THE STREET SHOULD BE 4" LOWER THAN THE AVERAGE ELEVATION OF THE PROPERTY LINE ON EACH SIDE AS SHOWN HEREON.

IN OTHER AREAS, FINISHED CENTER LINE SHALL NOT BE HIGHER THAN THE AVERAGE ELEVATION OF THE PROPERTY LINE ON EACH SIDE.

BEFORE PLACING ANY MATERIAL THE CONTRACTOR SHALL FURNISH THE COUNTY ROAD DEPT. WITH REPORTS OF ANALYSIS OF THE PROPOSED MATERIAL MADE BY AN APPROVED LABORATORY.

PAVEMENT SHALL BE TWO COURSE SURFACE TREATMENT OR 1" COMPACTED ASPHALT.

BEXAR COUNTY ROAD DEPARTMENT

TYPICAL STREET SECTION  
60.0' R.O.W.

DR. BY R.L.T.

CK. BY W.P.S.

RD. DIST.

DATE 4-17-68

FILE C-456